157.0	0005	0002.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	743,100 / 743,100
					USE VALUE:	743,100 / 743,100
					ASSESSED:	743,100 / 743,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
201		WACHUSETT AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	FRISKE TARKEN W & KATRYN C B
Owner 2:	
Owner 3:	
Street 1:	201 WACHUSETT AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	MERRILL DIANE C -
Owner 2:	-
Street 1:	201 WACHUSETT AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .138 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1948, having primarily Aluminum Exterior and 2272 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	8	Ledge
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6000.000	319,000	4,100	420,000	743,100
Total Card	0.138	319,000	4,100	420,000	743,100
Total Parcel	0.138	319,000	4,100	420,000	743,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 327.07 /Parcel: 327.07

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 104719

GIS Ref

GIS Ref

Insp Date 06/11/18

!12313!

PREVIOUS ASSESSMENT

Parcel ID: 157.0-0005-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	319,000	4100	6,000.	420,000	743,100		Year end	12/23/2021
2021	101	FV	307,500	4100	6,000.	420,000	731,600		Year End Roll	12/10/2020
2020	101	FV	307,500	4100	6,000.	420,000	731,600	731,600	Year End Roll	12/18/2019
2019	101	FV	248,900	4100	6,000.	420,000	673,000	673,000	Year End Roll	1/3/2019
2018	101	FV	248,900	4100	6,000.	354,000	607,000	607,000	Year End Roll	12/20/2017
2017	101	FV	248,900	4100	6,000.	324,000	577,000	577,000	Year End Roll	1/3/2017
2016	101	FV	248,900	4100	6,000.	276,000	529,000	529,000	Year End	1/4/2016
2015	101	FV	232,900	4100	6,000.	240,000	477,000	477,000	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	14:21:17

LAST REV

Date	Time
07/05/18	09:29:21
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 12313

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MERRILL DIANE C	62792-181		10/16/2013		550,000	No	No		
PERTEN JOHN- ET	22164-188		6/29/1992		203,000	No	No		Y

USER DEFINED

Prior Id # 1:	104719
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/24/2016	874	New Wind	7,010					
3/24/2016	332	Solar Pa	6,800					
6/13/2007	433	Manual	11,650			G8	GR FY08	re-shingle house a
7/7/1994	329	Manual	1,500					REPAIR PORCH

ACTIVITY INFORMATION

Date	Result	By	Name
6/11/2018	MEAS&NOTICE	BS	Barbara S
12/5/2008	Entry Denied	372	PATRIOT
12/21/1999	Mailer Sent		
12/3/1999	Entry Denied	268	PATRIOT
10/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6000		Sq. Ft.	Site		0	70.	1.00	7									420,000						420,000	

Total AC/HA:	0.13774	Total SF/SM:	6000	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	420,000	Spl Credit		Total:	420,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1H - 1 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1948	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	Yes	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.26619720
Const Adj.:	0.99495000
Adj $ / SQ:	138.578
Other Features:	77024
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	391943
Depreciation:	72901
Depreciated Total:	319041

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	7	BRs:	2	Baths:	1	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

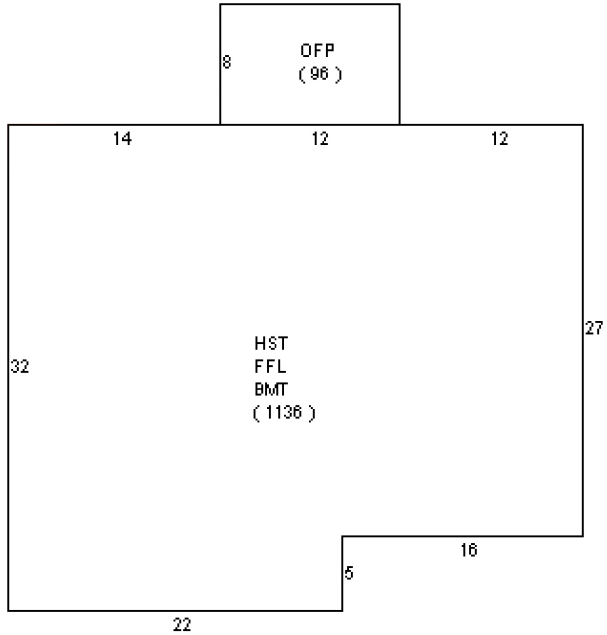
No Unit	RMS	BRS	FL
1	7	2	M
Totals			
1	7	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	138.58
Special Features:	0	Val/Su Net:	108.65
Final Total:	319000	Val/Su SzAd	187.21

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,136	66.520	75,564
FFL	First Floor	1,136	138.580	157,425
HST	Half Story	568	138.580	78,712
OFP	Open Porch	96	33.520	3,218

Net Sketched Area:	2,936			Total:	314,919
Size Ad	1704	Gross Area	3504	FinArea	2272

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	50	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 157.0-0005-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	14X21	A	AV	1948	23.50	T	40	101			4,100			4,100

More:	N	Total Yard Items:	4,100	Total Special Featues:	
				Total:	4,100